

**ARTICLE 22 DEFINITIONS*****Sec. 10-540. Application and Interpretation***

For the purpose of these regulations, certain numbers, abbreviations, terms, words, and phrases used herein shall be used, interpreted, and defined as set forth in this article.

Whenever any words and phrases used herein are not defined herein but are defined in the State laws regulating the creation and function of various planning agencies, any such definition therein shall be deemed to apply to such words and phrases used herein, except when the context otherwise requires.

For the purpose of these regulations, certain words and phrases used herein shall be interpreted as follows:

1. The word “person” includes an individual, firm, association, organization, partnership, trust, company, corporation, or any legal entity.
2. The masculine includes the feminine.
3. The present tense includes the past and future tense; the singular number includes the plural.
4. The word “shall” is a mandatory requirement, the word “may” is a permissive requirement, and the word “should” is a preferred requirement.
5. The words “used” and “occupied” include the words “intended, arranged, designed to be used or occupied”.

All other words not herein defined, shall be defined according to any recent edition of a dictionary of the American language.

***AUTOMATED TELLER MACHINE (ATM).*** A mechanized consumer banking device that performs banking or financial functions, whether outside or in an access-controlled facility. ATMs located within a building shall be considered accessory to the principal use unless the ATM is likely to be an independent traffic generator.

***ACCESSORY STRUCTURE.*** See: Structure, Accessory (Ord. No. 03-41, § 8, 10-20-03)

***ACCESSORY USE.*** A use subordinate in area, extent and purpose to the principal use, that contributes to the comfort, convenience or necessity of the principal use, and that is located on the same lot and in the same zoning district as the principal use.

***ADDITION.*** Any construction that increases the size of a building or structure in terms of site coverage, height, length, width, or gross floor area.

***ADVERTISING SIGN.*** See “Sign, Advertising”.

***AGRICULTURE.*** The tilling of soil, the raising of crops, forestry, horticulture and gardening, keeping and raising of fowls and domestic animals and livestock, including horses and any agricultural industry such as dairies or similar uses.

**AIRPORT CONICAL SURFACE AREA.** The land area designated as “Airport Conical Surface Area”, on the Airspace District Zoning Map, beginning at the periphery of the Horizontal Surface Area and thence extending outwardly a distance of 4,000 feet, said Conical Surface Area not including, however, the Instrument and Non-Instrument Approach Surface Areas and Transitional Surface Area.

**AIRPORT HORIZONTAL SURFACE AREA.** The land area designated as “Airport Horizontal Surface Area”, on the Airspace District Zoning Map, the perimeter of which is determined by projecting arcs from the center of the inner line of each Instrument and Non-Instrument Approach Surface Area (the dimension of said arcs for Instrument Approach Surface Areas being 10,000 feet and for Non-Instrument approach connecting adjacent arcs by lines tangent thereto, not including, however, as a part of the Horizontal Surface Area, the Instrument and Non-Instrument Approach Surface Areas and Transitional Surface Area.

**AIRPORT INSTRUMENT APPROACH SURFACE AREA.** The land area designated as “Airport Instrument Approach Surface Area” on the Airspace District Zoning Map, located at each end of each instrument runway for landings and take offs, said Surface Area having a width of 1,000 feet at a horizontal distance of 200 feet beyond each end of the runway and widening thereafter uniformly to a width of 16,000 feet at a horizontal distance of 50,000 feet beyond each end of the runway, its centerline being the continuation of the runway centerline.

**AIRPORT NON-INSTRUMENT APPROACH SURFACE AREA.** The land area designated as “Airport Non-Instrument Approach Surface Area” on the Airspace District Zoning Map, located at each end of each non-instrument runway for non-instrument landings and take offs, said Surface Area having a width of 500 feet at a horizontal distance of 200 feet beyond each end of the runway and widening thereafter uniformly to a width of 3,500 feet at a horizontal distance of 10,000 feet beyond each end of the runway, its centerline being the continuation of the runway centerline.

**AIRPORT LANDING AREA.** The area of the Airport used for the landing, take-off or taxiing of aircraft.

**AIRPORT TRANSITIONAL SURFACE AREA.** The land area designated as “Airport Transitional Surface Area” on the Airspace District Zoning map, located adjacent to each instrument and non-instrument runway, symmetrically on each side of such runway, said Surface Area extending outward as indicated on the Airspace District Zoning map from a line 250 feet on either side of the centerline of a non-instrument runway, for the length of such runway plus 200 feet at each end thereof, to the inner line of the Horizontal Surface Area, and from a line 500 feet on either side of the centerline of an instrument runway plus 200 feet at each end thereof, to the inner line of the Horizontal Surface Area; further symmetrically located adjacent to each Instrument and Non-Instrument Runway Approach Surface Area, on each side thereof, having variable widths, as indicated on the Airspace District Zoning Map, and extending the entire length of said Approach Surface Areas to their intersection with the outer line of the Conical Surface Area; and further located beyond said points of intersection, beginning at the outer lines of all Instrument Approach Surface Areas and extending a horizontal distance of 5,000 feet therefrom, measured at right angles to the continuation of the runway centerline, as indicated on the Airspace District Zoning Map.

**AIRSPACE HAZARD.** Any structure, tree, object or use of land which obstructs the airspace or is otherwise hazardous to the flight of aircraft in landing or taking off at a public airport or heliport, as determined to constitute an “airspace”, “airport” or “heliport” hazard either by the Federal Aviation Administration, the Indiana Department of Transportation, Division of Aeronautics or the Greenwood Board of Aviation Commissioners.

**ALTERATION.** See “Land Alteration”.

**ALLEY.** A public or private right-of-way intended to provide secondary access to the rear or side of lots or to buildings in urban areas and not intended for the purposes of through vehicular traffic, which may be used for utility purposes.

**ANIMAL, DOMESTIC.** An animal that is tame or domesticated and not normally found in the wild state and/or is not classified or considered as wildlife, livestock, or exotic animal. Hybrids of animals normally found in the wild state are not included within the meaning of domestic animal. See “Livestock” and “Wildlife”.

**ANIMAL, EXOTIC.** Any member of a species of animal, reptile or bird, warm or cold-blooded, that is not indigenous to the environs of Greenwood and/or is not classified or considered as wildlife, livestock, or domestic animal. See “Livestock” and “Wildlife”.

**ANNEXATION, INVOLUNTARY.** An annexation initiated without written consent from all property owners within the area to be annexed.

**ANNEXATION, VOLUNTARY.** An annexation by consent in which all property owners within the area to be annexed provide written consent to the annexation.

**APARTMENT, PRIMARY.** See “Dwelling, Multiple-Family”.

**APARTMENT, ACCESSORY.** A permitted independent, subordinate dwelling unit contained on the same lot as the primary dwelling unit or a business.

**AREA OF SIGN.** See “Sign Area”.

**ATTACHED MULTI-FAMILY DWELLING.** See “Dwelling, Multiple-family”.

**ATTACHED SINGLE-FAMILY DWELLING.** See “Dwelling, Attached Single-family”.

**AUTOMOBILE WASHING (Car Wash).** See “Car Wash”.

**AUTOMOBILE.** See “Passenger Car” and “Commercial Vehicle”.

**AUTOMOTIVE REPAIR, MAJOR.** General repair, rebuilding or reconditioning of engines, passenger cars, commercial vehicles or trailers, including bodywork, framework, welding and major painting service.

**AUTOMOTIVE SERVICE, MAJOR.** The replacement of any part or repair of any part that does not require removal of the engine head or pan, engine transmission or differential, incidental body and fender work, minor painting and upholstery service. Above stated is applied to passenger cars.

**AUTOMOTIVE SERVICE, MINOR.** The service and maintenance of equipment and parts, including oil change and lubrication, muffler shops, tire sales and installation, wheel and brake shops, automobile detailing, or installation of CB radios, cellular phones, car stereos, or car alarms. Above stated is applied to passenger cars, and is typically accomplished without keeping vehicle overnight.

**BZA.** The Greenwood Board of Zoning Appeals.

**BASE FLOOD.** A flood having a one (1) percent probability of being equaled or exceeded in any given year (also referred to as the 100-year flood).

**BASE FLOOD ELEVATION (BFE).** The height of the Base Flood in relation to the National Geodetic Vertical Datum (NGVD) of 1929; commonly referred to as the “100-year flood elevation”.

**BED AND BREAKFAST.** An operator occupied residence that meets the following conditions:

1. Provides sleeping accommodations to the public for a fee.
2. Has not more than 14 guestrooms.
3. Provides breakfast to the guests as part of the fee.
4. Provides sleeping accommodations for not more than 30 consecutive days to a particular guest.

The term “Bed and Breakfast” does not include hotels, motels, boarding houses, or food service establishments.

**BEST MANAGEMENT PRACTICES (BMP).** Any structural or nonstructural control measure utilized to improve the quality and, as appropriate, reduce the storm water run-off rate. The term includes schedules of activities, prohibitions of practice, treatment requirements, operation and maintenance procedures, use of containment facilities, land use planning, policy techniques, and other practices that comply with the Stormwater and Sediment Control Ordinance.

**BIG BOX RETAIL.** A large-scale (100,000sqft minimum) self-service retail store selling food, drugs, household merchandise, clothing, and a variety of other retail goods. The store may, in some cases, include limited medical services, such as a dentist or optometrist’s office.

**BILLBOARD SIGN.** See “Sign, Billboard”.

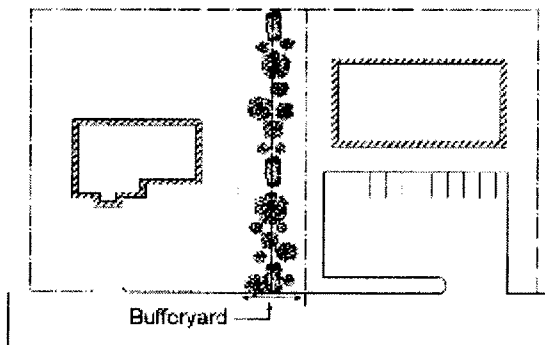
**BLIGHTED AREA.** An area in which normal development and occupancy are undesirable or impossible because of lack of development; cessation of growth; deterioration of improvements; character of occupancy; age; obsolescence; substandard buildings; or other factors that impair value or prevent a normal use or development of property. See IC 36-7-1-3, as amended.

**BLOCK.** A tract of land bounded by streets, or a combination of streets and public parks, cemeteries, railroad right-of-way, shorelines of waterways, or boundary lines of municipalities.

**BOARD.** When found in the zoning ordinance, refers to The Board of Zoning Appeals of Greenwood, Indiana, unless explicitly stated otherwise. Also commonly referred to by the abbreviation “BZA”. When found in the drainage or subdivision ordinance refers to the Greenwood Board of Public Works and Safety, unless explicitly stated otherwise. Also commonly referred to by the abbreviation “BPWS”. When found in the Airport ordinance, refers to the Greenwood Board of Aviation, unless explicitly stated otherwise. Also commonly referred to by the abbreviation “BOAC”.

**BOARDING HOUSE.** A single-family dwelling other than a hotel where, for compensation and by arrangement, lodging is provided for three or more persons but not exceeding eight persons. Meals may or may not be provided, but there is one common kitchen facility. No meals are served to outside guests.

**BOND.** A form of security including a surety bond, in an amount and form satisfactory to the Governing Body. The Governing Body shall approve all bonds whenever a financial guarantee is required by these regulations.



**BROWNFIELD.** An industrial or a commercial parcel of real estate that is abandoned or inactive, or may not be operated at its appropriate use, and on which expansion or redevelopment is complicated because of the actual or perceived presence of a hazardous substance or petroleum released into the surface or subsurface soil or groundwater that poses a risk to human health and the environment. See IC 13-11.

**BUFFER or BUFFERYARD.** A designated area of land, together with a specified type and amount of planting thereon, and any structures that may be required to provide some level of sight and/or sound screening or delineation from adjoining properties and rights-of-ways. Refer to Section 10-472 of the City of Greenwood Municipal Code (Landscape Ordinance) for more information on the types of bufferyards and their requirements.

**BUILDING.** Any structure designed or intended for the support, enclosure, shelter, or protection of persons, animals, or personal property of any kind. See “Structure”.

**BUILDING, ACCESSORY.** See “Structure, Accessory”.

**BUILDING COMMISSIONER.** For the purposes of this Ordinance, the Building Commissioner shall be synonymous with the term Building Inspector, and shall refer to the person employed and delegated the primary responsibility of issuing improvement location permits and conducting inspections of same.

**BUILDING, DETACHED.** A building having no structural connection with another building.

***BUILDING, HEIGHT OF.*** The vertical distance from the grade level to the highest point of a building.

***BUILDING OPENING.*** Any opening of a solid wall such as a window or door, through which floodwaters could penetrate.

***BUILDING, PRINCIPAL.*** A building in which is conducted the main or principal use of the lot on which said building is situated. See “Structure, Primary”.

***BUILDING LINE SETBACK.*** See “Setback, Building Line”.

***BUILDING PERMIT.*** See “Improvement Location Permit”.

***BUILDING SITE.*** An area proposed or provided by grading, filling, excavating or other means for erecting pads, slabs, or foundations for buildings.

***BUSINESS SERVICES.*** Any activity conducted for economic gain, which renders service primarily to other commercial or industrial enterprises, or which services and repairs appliances and machines used in homes or businesses.

***CLOMR (Conditional Letter of Map Revision).*** A letter that indicates that FEMA will revise base flood elevations, flood insurance rate zones, flood boundaries, or floodways as shown on an effective FIRM or FBFM, after the as-built or record drawings confirming the proposed conditions are submitted and approved.

***CLOMR- F (Conditional Letter of Map Revision Based on Fill).*** A letter that indicates that FEMA will revise base flood boundaries as shown on an effective FIRM. This letter does not apply to map revisions involving BFE or floodway delineation changes.

***CAPITAL IMPROVEMENTS PROGRAM.*** A schedule of all proposed public improvement projects in order of construction priority together with cost estimates and the anticipated means of financing each project. All major projects requiring the expenditure of public funds, over and above the annual local governments operating expenses, for the purchase, construction, or replacement of the physical assets for the community are included.

***CAR WASH.*** An activity conducted for the purposes of cleaning passenger cars, pick-up trucks, compact vans, and class I or II commercial vehicles, whether performed automatically, semi-automatically or manually. See “Truck Wash”.

***CEMETERY.*** Land used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery.

***CERTIFICATE OF OCCUPANCY.*** A certificate stating that the occupancy and use of land or a building or structure referred to therein has been inspected and found to be in compliance with the applicable laws of the State of Indiana and Ordinances of this City.

**CHANNEL.** A natural or artificial watercourse of perceptible extent, with definite bed and banks to confine and conduct continuously or periodically flowing water.

**CHILD CARE CENTER.** In accordance with IC 12-17. 2, as amended, a building where at least 17 children receive child care from a provider while unattended by a parent, legal guardian, or custodian; for regular compensation; and for more than four hours but less than 24 hours in each of 10 consecutive days per year, excluding intervening Saturdays, Sundays, and holidays. The term includes a building where childcare is provided to less than 17 children if the provider has applied for a license under IC 12-17. 2-4 and meets the requirements under IC 12-17. 2-4.

**CHILD CARE HOME, CLASS I.** A residential structure in which any combination of full-time and part-time children at any time receive childcare from a provider, while unattended by a parent, legal guardian, or custodian, for regular compensation, and for more than four hours but less than 24 hours in each of 10 consecutive days per year, excluding intervening Saturdays, Sundays, and holidays. The maximum number of children may not exceed, at any one time, 12 children plus three children during the school year only who are enrolled in at least grade 1. The addition of three school age children may not occur during a break in the school year that exceeds four weeks. A child for whom a provider of care in the child care home is a parent, stepparent, guardian, custodian, or other relative; and who is at least seven years of age shall not be counted in determining whether the child care home is within the above limit. See IC 12-17. 2.

**CHILD CARE HOME, CLASS II.** A residential structure in which children receive childcare from a provider while unattended by a parent, legal guardian, or custodian; for regular compensation; and for more than four hours but less than 24 hours in each of 10 consecutive days per year, excluding intervening Saturdays, Sundays, and holidays. The Class II Child Care Home may serve more than 12 children but not more than any combination of 16 full-time and part-time children. A child for whom a provider of care in the child care home is a parent, stepparent, guardian, custodian, or other relative; and who is at least seven years of age shall not be counted in determining whether the child care home is within the above limit. See IC 12-17. 2

**CHILD CARE HOME, FAMILY.** A residential structure in which less than six children receive child care from a provider while unattended by a parent, legal guardian, or custodian; for regular compensation; and for more than four hours but less than 24 hours in each of 10 consecutive days per year, excluding intervening Saturdays, Sundays, and holidays. A child for whom a provider of care in the child care home is a parent, stepparent, guardian, custodian, or other relative; and who is at least seven years of age shall not be counted in determining whether the child care home is within the above limit.

**CHILD CARE, COMMERCIAL.** A non-residential structure where at least one child receives child care from a provider while unattended by a parent, legal guardian, or custodian; for regular compensation; and for more than four hours but less than 24 hours in each of 10 consecutive days per year, excluding intervening Saturdays, Sundays, and holidays. See IC 12-17.2

**CHURCHES.** A building wherein persons regularly assemble for religious worship and which is maintained and controlled by a non-profit religious body organized to sustain public worship, together with all accessory buildings and uses customarily associated with such primary purpose. Includes synagogue, temple, mosque, or other such place for worship and religious activities.

**CITY.** City of Greenwood, Indiana.

**CLINIC.** An establishment where patients who are not lodged over night are admitted for examination and treatment by a group of physicians, dentists, optometrists, chiropractors veterinarian, or other health care professionals.

**CLUB.** An organization or association of persons who are united by a common interest and to which membership is required, that meet periodically for a shared activity, social, educational or recreational purpose, but not primarily for profit or to render a service which is customarily carried on as a business. Use of club premises or club facilities is restricted to members and their guests.

**COMMUNITY SERVICE ORGANIZATIONS.** A non-profit association of Greenwood residents whose purpose is to provide service to other Greenwood residents. Community Service Organizations include, but not limited to the Rotary, Eagles, Elks, Kiwanis, and the Greenwood Little League.

**COMMERCIAL ENTERTAINMENT FACILITIES.** Any activity conducted for economic gain, which is generally related to the entertainment field, such as Motion Picture Theater, carnivals, nightclubs and similar entertainment activities.

**COMMERCIAL RECREATIONAL FACILITIES.** Any activity conducted for economic gain which is generally related to the recreational field, such as bowling alleys, roller skating rinks, miniature golf, golf driving ranges, commercial swimming pools, marinas, boat storage and dock facilities, and similar recreational activities such as pinball, electronic games, pool tables, etc.

**COMMERCIAL VEHICLE.** Every vehicle designed for carrying more than 12 passengers or used for the transportation of goods, including all vehicles within Classes 3 through 8, as categorized by the Motor Vehicle Manufacturers Association of the United States, Inc. See "Passenger Vehicle".

**COMMISSION.** The Greenwood Advisory Plan Commission.

**COMMON COUNCIL.** The legislative body adopting this ordinance.

**COMMON OPEN SPACE.** See "Open Space, Common".

**COMPREHENSIVE PLAN (MASTER PLAN).** The comprehensive plan for the City of Greenwood, prepared and approved under the 500 series of IC 36-7-4, as amended.



**CONCEPT PLAN.** Written and graphic documents submitted for subdivision plats, development plans, Planned Unit Developments, annexation, and rezoning petitions that indicate in a conceptual form the proposed land uses and their overall impact on the subject lot and surrounding area, in order to enable the applicant to understand the process, and save time and expense in reaching general agreement with the Administrator.

**CONDOMINIUM.** The individual ownership of a single unit, together with an interest in the common land and building areas and the underlying land, in conformance with the horizontal property law, IC 32-1-6, as amended

**CONFINEMENT FEEDING OPERATION.** Any confined feeding of at least 300 cattle, at least 600 swine or sheep, or at least 30,000 fowl; or any animal feeding operation electing to be subject to IC 13-18-10; or any animal feeding operation that is causing a violation of water pollution control laws, any rules of the water pollution control board, or IC 13-18-10. See IC 13-11-2-40, as amended.

**CONFORMING USE.** See “Use, Conforming”.

**CONSTRUCTION PLAN.** The maps, drawings and textual descriptions accompanying a secondary plat and showing the specific location and design of improvements to be installed in the subdivision in accordance with the requirements enumerated in this ordinance as a condition of the approval of the plat.

**CONSTRUCTION SITE STORMWATER RUNOFF.** Stormwater runoff from a development site following a land alteration.

**CONVENIENCE STORE, NEIGHBORHOOD.** A retail store with a floor area of less than 2,500 square feet that sells groceries and household items, but does not have restaurant seating or gasoline sales.

**CONVENIENCE STORE, LOCAL.** A retail store with a floor area of less than 2,500 square feet that sells groceries and household items, and also provides restaurant seating or gasoline sales. Restaurant or gasoline sales are considered to be accessory uses and not a separate business.

**CONVENIENCE STORE, REGIONAL.** A retail store that sells groceries and household items, and which may also provide other convenience services such as restaurant, Laundromat or gasoline sales for class I or II commercial vehicles. Such uses are considered to be accessory uses and not a separate business. See “Truck Stop.”

**CONVEYANCE.** Any pipe, swale, ditch, etc. intended to carry stormwater from one point to another.

**COPY, SIGN.** See “Sign, Copy”.

**CORRECTIONAL FACILITY.** Public or privately operated facilities housing persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense.

**COUNCIL.** The Common Council of the City of Greenwood, Indiana.

**COVENANT.** A private legal restriction on the use of land contained in the deed to the property and otherwise formally recorded.

**CULVERT.** A drainpipe that channels water under a bridge, street, or driveway.

**DEDICATION.** The transfer of private property to public ownership upon written acceptance.

**DEED RESTRICTION.** See “Covenant”.

**DENSITY.** A unit of measurement; the number of dwelling units per acre of land. Refer to Table F and Table G of the Zoning Ordinance for the range of densities allowed in each zoning district.

1. Gross Density. The number of dwelling units per acre of the total land to be developed, including public right-of-way.
2. Net Density. The number dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses, excluding public rights-of-way and other public sites.

**DETENTION AREA.** An area that is designed to capture specific quantities of stormwater and to gradually release the stormwater at a sufficiently slow rate to avert flooding.

**DETENTION BASIN.** See “Wet Bottom Basin”.

**DEVELOPER.** The owner of land or his representative proposing changes to a parcel or parcels of land, including development, lot improvement or subdivision of land. See “Development”, “Lot Improvement” and “Subdivision”.

**DEVELOPMENT.** Any man-made change to improved or unimproved real estate including but not limited to:

1. Construction, reconstruction, or placement of a building or any addition to a building valued at more than \$1,000;
2. Installing a manufactured home on a site, preparing a site for a manufactured home or installing a travel trailer on a site for more than 180 days;
3. Installing utilities, erection of walls and fences, construction of roads, or similar projects;
4. Construction of flood control structures such as levees, dikes, channel improvements, etc.;
5. Mining, dredging, filling, grading, excavation, or drilling operations;
6. Construction and/or reconstruction of bridges or culverts;
7. Storage of materials; or
8. Any other activity that might change the direction, height, or velocity of flood or surface waters.

“Development” does not include activities such as the maintenance of existing buildings and facilities such as painting, re-roofing, resurfacing roads, or gardening, plowing, and similar agricultural practices that do not involve filling, grading, excavation, or the construction of permanent buildings.

**DEVELOPMENT AMENITIES.** Aesthetic or other characteristics of a development that increase its desirability to a community or its marketability to the public. Amenities may differ from development to development but may include such things as a unified building design, recreational facilities (e. g., a swimming pool or tennis courts), security systems, views, landscaping and tree preservation, or attractive site design.

**DEVELOPMENT PLAN.** See “Site Development Plan”.

**DEVELOPMENT STANDARDS.** Regulations such as bulk, height, area, or space requirements set forth by the zoning ordinance.

**DEVELOPMENTAL STANDARDS VARIANCE.** A developmental standards variance is designed to adjust the regulations of the zoning ordinance to the land for which the variance is granted. Generally speaking, a developmental standards variance applies to developmental standards such as bulk, height, area, or space requirement of the zoning ordinance. The primary basis for granting a developmental standards variance is the showing by the applicant that a "practical difficulty" exists if the letter of the law is strictly applied. Refer to Section 9. 08. 06 of this Ordinance for a list of criteria to be considered by the Board. Once granted, a developmental standards variance shall run with the land, unless specifically stated otherwise in the conditions or commitments of the Board’s final determination.

**DIMENSIONAL VARIANCE.** See “Developmental Standards Variance”.

**DIRECTOR.** For the purposes of this ordinance, the term Director shall mean the Director of the Department of Planning and Zoning, or his designated representative.

**DISTRIBUTION CENTER.** A use where goods are received and/or stored for delivery to the ultimate customer at remote locations.

**DISTRICT.** Any section or sections of the City of Greenwood for which the regulations governing the use of land and the use, density, bulk, height and coverage of buildings and other structures are uniform for each class or kind of building therein.

**DISTURBED AREA.** An area of land subjected to erosion due to the removal of vegetative cover and/or earthmoving activities, including filling.

**DITCH.** An earthen conveyance with side slopes steeper than 5:1 or carrying greater than 10 cubic feet per second.

**DRAINAGE BASIN.** The area from which water is carried off by a drainage system; a watershed or catch area.

**DRAINAGE.** The collection, conveyance, or discharge of ground water and/or surface water.

**DRAINAGE FACILITIES.** All ditches, channels, conduits, retention-detention systems, tiles, swales, sewers, and other natural or artificial means of draining stormwater from land.

***DRAINAGEWAY.*** The area within which surface water or ground water is carried from one part of a lot or parcel to another part of the lot or parcel or to adjacent land.

***DRIVE-IN COMMERCIAL USES.*** Any retail commercial use providing considerable off-street parking and catering primarily to vehicular trade such as drive-in restaurants, drive-in theaters, and similar uses.

***DRIVE-UP WINDOW.*** Any establishment providing service from a building directly to a customer in an automobile or other vehicle. See 6 –20-12 of the Greenwood City Code.

***DRIVEWAY.*** A public or private access which affords ingress or egress to a property.

***DRY BOTTOM BASIN.*** A dry bottom basin is designed so that a specified volume is stored indefinitely (retained), and it does not typically have an outlet to adjoining watercourses other than an emergency spillway. A dry bottom basin typically drains completely after a storm event.

***DWELLING.*** Any building or portion thereof, which is designed for or used for residential purposes.

***DWELLING, ATTACHED SINGLE-FAMILY.*** Single-family dwelling units attached by a common wall or walls, and legally platted so that each unit sets on an individual lot providing for fee simple ownership of each lot. This type of dwelling may or may not have additional common grounds owned by a homeowners association.

***DWELLING, SINGLE-FAMILY.*** A detached residential dwelling unit other than a mobile home, designed for and occupied by one family only.

***DWELLING, TWO-FAMILY.*** A detached residential building containing two dwelling units, designed for occupancy by not more than two families.

***DWELLING, MULTIPLE-FAMILY.*** A residential building designed for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided.

***DWELLING UNIT.*** A room or group of rooms designed and equipped exclusively for use as living quarters for only one family and its household employees, including provisions for living, sleeping, cooking, and eating. The term shall include mobile homes but shall not include travel trailers or recreational vehicles.

***DWELLING, ZERO LOT LINE.*** A detached single-family dwelling placed upon an individually platted lot so as to have one side yard setback with a minimum of zero feet and a maximum of six feet; and having a minimum setback of 10 feet from the other side lot line.

***EASEMENT.*** A non-possessing interest held by one person in land of another, whereby the first person is accorded partial use of such land for a specific purpose. An easement restricts but does not abridge the rights of the fee owner to the use and enjoyment of his land. Easements may be surface, subsurface, or overhead. Including, but not limited to, access easements, landscape easements, non-access easements, drainage and utility easements, sign easements, maintenance easement, fire access easements.

**EASEMENT, OFF-SITE PLAT OVER.** An easement lying outside the parcel being conveyed but of benefit to the parcel.

**ENCLOSED MALL SHOPPING CENTER.** A commercial real estate development comprised of department, retail, and/or commercial stores the majority of which stores have entrances facing upon a common enclosed mall. The terms “enclosed mall shopping center” as used herein shall not include freestanding buildings located at or about such enclosed mall shopping centers.

**ENGINEER, PROFESSIONAL.** Any person who is licensed by the State of Indiana to practice professional engineering.

**EPA.** United States Environmental Protection Agency.

**EROSION.** The detachment and movement of soil or rock fragments, or the wearing away of the land surface by water, wind, ice, and gravity.

**EROSION AND SEDIMENT CONTROL PLAN.** A plan that is designed to minimize the accelerated erosion and sediment runoff at a site during construction activities.

**ESCROW.** The arrangement for the handling of instruments or money not to be delivered until specified conditions are met.

**EXISTING MANUFACTURED HOME PARK OR SUBDIVISION.** Means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

**EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION.** Means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

**FBFM (Flood Boundary and Floodway Map).** A floodplain management map issued by FEMA that depicts, based on detailed engineering analyses, the boundaries of the base or 100-year flood, the 500-year flood, and the floodway.

**FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).** The agency of the federal government charged with emergency management.

**FHBM.** Flood Hazard Boundary Map.

**FIRM.** A Flood Insurance Rate Map. A map issued by FEMA that is an official community map, on which FEMA has delineated both the special flood hazard areas and the insurance risk premium zones applicable to the community. This map may or may not include floodways.

**FAMILY.** One or more persons occupying a single dwelling unit, living together as a single housekeeping unit, and sharing common living, sleeping, eating and cooking facilities. Family does not include any group living in a boarding house, hotel, club, fraternity, sorority, or rooming house.

**FARM OPERATION.** Any of the following activities involved in carrying on a farm business:

- (a) growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals;
- (b) clearing, draining, irrigating or cultivating land;
- (c) using farm machinery, equipment, devices, materials and structures;
- (d) applying fertilizers, manure, pesticides and biological control agents, including by ground and aerial spraying;
- (e) conducting any other activity on, in or over agricultural land required to reasonably carry on a agricultural farming operation;
- (f) intensively cultivating in plantations, any
  - (i) specialty wood crops, or
  - (ii) specialty fiber crops
- (g) conducting turf production
- (h) processing or direct marketing the products of a farm owned or operated by the farmer, as well as products not of that farm to the extent that the processing or marketing of those products is conducted on the farmer's farm.

**FENCE.** An enclosure or barrier used as a boundary, means of protection, privacy screening or confinement, but not including, hedges, shrubs, trees or other natural growth.

**FILLING STATION.** See "Gas Station. "

**FINANCIAL GUARANTEE.** Any form of security including a cash deposit, surety bond, collateral, property, or instrument of credit in an amount and form satisfactory to the Governing Body. The Governing Body shall approve all financial guarantees whenever required by these regulations.

**FLOOD.** A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow, the unusual and rapid accumulation, or the runoff of surface waters from any source.

**FLOOD HAZARD AREA.** A flood plain, or portion thereof, which has not been adequately protected from floodwater by means of dikes, levees, reservoirs, or other works approved by the Indiana Natural Resources Commission.

**FLOODPLAIN.** The channel proper and the areas adjoining any wetland, lake or watercourse, which have been, or hereafter may be covered by the regulatory flood. The floodplain includes both the floodway and the floodway fringe districts.

**FLOOD PROOF.** Any structural and/or non-structural adjustments to structures or property that reduce or eliminate flood damage to land, improvements, utilities and structures.

**FLOOD PROTECTION GRADE or FPG.** Means the elevation of the regulatory flood plus two feet at any given location in the SFHA.

**FLOOD, REGULATORY.** See “Regulatory Flood”.

**FLOODWAY.** Means the channel of a river or stream and those portions of the flood plain adjoining the channel, which are reasonably required to efficiently carry and discharge the peak flood flow of the regulatory flood of any river or stream.

**FLOODWAY FRINGE.** Means the portions of the flood hazard areas lying outside the floodway.

**FLOOR AREA, GROSS.** The sum, in square feet, of the floor areas of all roofed portions of a building as measured from the interior walls. It includes the total of all space on all floors of a building. It also includes porches, attached garages, or space in a basement or cellar when said basement or cellar space is used for storage or other such incidental uses. The gross floor area is generally applied in residential use for determining minimum ground level floor area.

**FLOOR AREA, NET.** The floor area of the specified use excluding stairs, washrooms, elevator shafts, maintenance shafts and rooms, storage spaces, display windows, fitting rooms, etc., in a non-residential building. The net area is used in calculating parking requirements.

**FLOOR AREA, USABLE LIVING.** The usable living floor area is determined by subtracting from the gross floor area such areas as attached garages, unfinished basements or rooms, closets, stairways, etc. Usable living floor area is generally applied in residential use for determining minimum dwelling size for a given residential zoning district.

**FOOTCANDLE.** A measure of illumination on a surface that is everywhere one foot from a uniform point source of light of one candle and equal to one lumen per square foot.

**FOOTPRINT.** The horizontal area of a building or structure as seen in plan, measured from outside of all exterior walls and supporting columns.

**FOUNDATION SIDING (SKIRTING).** A type of wainscoting constructed of fire and weather resistant material, such as aluminum, treated pressed wood or other approved materials, enclosing the entire undercarriage of the manufactured or mobile home.

**FRONT YARD.** See “Yard, Front”.

**FRONTAGE.** The length along the street right-of-way line of a single lot, tract, or development area between the side lot lines of the property. It is that side of a lot abutting a street and ordinarily regarded as the front of the lot.

**GARAGE, ATTACHED.** A portion of the principal building, used or designed to be used for the parking and storage of Class I and Class II vehicles associated with the primary use of the lot on which it is situated, including carports.

***GARAGE, DETACHED.*** An accessory building, or part thereof, used or designed to be used for the parking and storage of Class I and Class II vehicles associated with the primary use of the lot on which it is situated, including carports.

***GARAGE, REPAIR.*** See “Automotive Repair, Major”, “Automotive Service, Major” and “Automotive Service, Minor”.

***GAS STATION.*** A facility used partly or entirely for storing or dispensing flammable liquids, combustible liquids, liquefied flammable gas, or flammable gas into the fuel tanks of motor vehicles. See “Convenience Store, Local”, “Convenience Store, Regional”, “Truck Stop”, “Major Auto Repair”, “Major Auto Service”, and “Minor Auto Service”.

***GRADE.*** The slope of land, pavement, pipes, etc. or similar public way, specified in terms of percentage. Example: One foot of rise or fall in 100 feet would be 1%.

***GRADING.*** Any stripping, excavating, filling, and stockpiling of soil or any combination thereof and the land in its excavated or filled condition.

***GREENBELT.*** As used in the I-65 Corridor Overlay Zone:

1. Corridor Greenbelt. That portion of the front yard of a lot that is immediately adjacent and parallel to the street right-of-way of Emerson Avenue, Arlington Avenue, Interstate Highway I-65, Main Street, or County Line Road and having a minimum depth of 30 feet from the street right-of-way line.
2. Interior Streets Greenbelt. That portion of the front yard of a lot that is immediately adjacent and parallel to the right-of-way of other streets (other than those listed above) within the I-65 Corridor Overlay Zone and having a minimum depth of 15 feet from the street right-of-way line.

***GROSS LAND AREA.*** All areas (whether covered by land or water or rights-of-way) contained within the perimeter property boundaries of a proposed project.

***GROUP HOME.*** From IC 12-7-2-98. 5. For purposes of IC 12-17. 4, a residential structure in which care is provided on a 24-hour basis for not more than 10 children; and only children who are judicially determined to be either children in need of services under IC 31-34-1 (or IC 31-6-4-3 or IC 31-6-4-3. 1 before their repeal) or children who have committed a delinquent act under IC 31-37-2-2, IC 31-37-2-3, or IC 31-37-2-5 (or IC 31-6-4-1(a)(2), (3), or (5) before their repeal).

***GUTTER SPREAD.*** The spread of water on a roadway surface perpendicular from the face of the gutter into the driving lane.

#### ***HEALTH SERVICES.***

1. Convalescent, Rest, or Nursing Home. A health facility where persons are housed and furnished with meals and continuing nursing care for compensation.
2. Dental Clinic or Medical Clinic. A facility for the examination and treatment of ill and afflicted human outpatients by their regular doctor(s), provided that patients are not kept overnight.



3. Emergency/Immediate Care Medical Facility. A facility for the examination and outpatient treatment of “walk-in” human patients, which may be open 24 hours per day.
4. Dental Office or Doctor’s Office. Same as dental or medical clinic.
5. Hospital. An institution providing health services primarily for human in-patient medical or surgical care for the sick or injured and including related facilities such as laboratories, outpatient departments, training facilities, clinics and administrative offices operated in connection therewith.
6. Public Health Center. A facility primarily utilized by a health unit for providing public health services including related facilities such as laboratories, clinics and administrative offices operated in connection therewith.
7. Sanatorium. An institution providing health facilities for in-patient medical treatment and recuperation making use of natural therapeutic agents.
8. Mental Health Facility (or Psychiatric Hospital). A facility or institution for diagnosing, treating, caring for, or counseling people requiring mental health services in confinement.
9. Medical or Dental Labs. A facility for scientific laboratory analysis of medical or dental resources. The scientific analysis is generally performed for an outside customer. This category includes medical or veterinary laboratories for the analysis of blood, tissue, or other human medical or animal products. Forensic laboratories for analysis of evidence in support of law enforcement agencies would also be included in this category.
10. Assisted Living Facility. Housing that is designed for and primarily occupied by elderly or handicapped residents, which offers a program of services to deal with the activities of daily living, and may offer meals in a congregate dining area. An assisted living facility does not provide continuing nursing care or institutional care.

***HEIGHT OF BUILDING.*** The vertical distance from the grade to the highest point of the building.

***HEIGHT, MAXIMUM.*** Maximum height is measured from grade level to the highest point of the structure.

***HELIPORT APPROACH SURFACE AREA.*** The land area designated as “Heliport Approach Surface Area” on the Airspace District Zoning Map, located at the edge of the heliport landing and take-off area. Said surface area having a width equal to the width of the heliport landing and take-off area and widening thereafter uniformly to a width of 500 feet at a horizontal distance of 4,000 feet from the landing and take-off area.

***HELIPORT LANDING AND TAKE-OFF AREA.*** The area of the heliport used for the landing and take-off of helicopters.

***HELIPORT PRIMARY SURFACE AREA.*** That area coinciding in size and shape with the Heliport Landing Take-Off Area.

**HELIPORT TRANSITIONAL SURFACE AREA.** The land area designated as Transitional Surface Area on the Airspace District Zoning Map, located adjacent to the heliport primary surface. Said surface extends outward perpendicular to the centerline of the primary and approach surfaces for a horizontal distance of 250 feet.

**HISTORIC STRUCTURE.** A structure that is individually listed on the National Register of Historic Places or the Indiana State Survey of Historic Architectural, Archaeological and Cultural Sites, Structures, Districts and Objects.

**HOME OCCUPATION.** A home occupation is an accessory use of a dwelling unit for gainful employment involving the provision or sale of goods and/or services, conducted entirely within the dwelling unit, carried on by one or more persons, all of whom reside within the dwelling unit, and where no persons are employed other than residents of the dwelling. The use must be clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part. In general, a home occupation is an accessory use so located and conducted that the average neighbor, under normal circumstances, would not be aware of its existence other than for a nameplate as permitted elsewhere in this section.

**HOTEL.** A building in which lodging or boarding and lodging are provided and offered to the public for compensation and in which ingress and egress to and from all rooms is made through an inside lobby or office supervised by a person in charge at all hours. As such it is open to the public in contradistinction to a motel, boarding house, a lodging house, or an apartment, which are herein separately defined.

**IDEM.** The Indiana Department of Environmental Management.

**ILLICIT CONNECTION.** Any method or means for conveying an illicit discharge into water bodies or the City of Greenwood stormwater conveyance system.

**ILLICIT DISCHARGE.** Any discharge to water bodies that do not consist entirely of stormwater discharges, pursuant to the terms of an NPDES permit. The following non-stormwater discharges are allowable discharges and are exempt from requirements of the Stormwater Drainage and Sediment Control Ordinance:

- (a) Water line flushing with diffusion device;
- (b) Landscape irrigation;
- (c) Diverted stream flows;
- (d) Rising ground waters;
- (e) Uncontaminated ground water infiltration;
- (f) Uncontaminated pumped ground water;
- (g) Discharges from potable water sources;
- (h) Foundation drains;
- (i) Air conditioning condensation;
- (j) Irrigation water;

- (k) Springs;
- (l) Water from crawl space pumps;
- (m) Footing drains;
- (n) Lawn watering;
- (o) Individual residential car washing and non-profit carwash fund raising events.
- (p) Flows from riparian habitats and wetlands;
- (q) Dechlorinated swimming pool discharges;
- (r) Street washing/cleaning water;
- (s) Discharges from firefighting activities.

***IMPACT DRAINAGE AREA.*** Certain geographic area within the City where the Board of Public Works and Safety has established special regulations to address specific drainage issues of the area.

***IMPERVIOUS SURFACE.*** Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreation areas.

***IMPROVEMENT.*** Any alteration to the land or other physical constructions associated with subdivision and building site development.

***IMPROVEMENT, LOT.*** Any building, structure, place, work of art, or other object, or improvement of the land on which they are situated, constituting a physical betterment of real property, or any part of such betterment. Certain lot improvement shall require financial guarantee as provided in the applicable regulations.

***IMPROVEMENT, PUBLIC.*** Any drainage ditch, roadway, sidewalk, curb, tree, lawn, off-street parking area, main, or other facility for which the local or state government may ultimately assume the responsibility for maintenance and/or operation, or which may affect an improvement for which local or state government responsibility is established. All such improvements shall require financial guarantee.

***IMPROVEMENT, SUBSTANTIAL.*** Means any construction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the “start of construction” of the improvement. This term includes structures that have incurred “substantial damage” regardless of the actual repair work performed. The term does not include improvements of structures to correct existing violations of state or local health, sanitary, or safety code requirements or any alteration of a “historic structure”, provided that the alteration will not preclude the structure’s continued designation as a “historic structure”.

***IMPROVEMENT, TEMPORARY.*** Improvements built and maintained by a subdivider during construction of the subdivision and which may become permanent prior to release of the performance guarantee.

***IMPROVEMENT LOCATION PERMIT.*** A certificate issued by the Building Commissioner permitting a person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure within the locality, or cause the same to be done.

**INDIVIDUAL SEWAGE DISPOSAL SYSTEM.** A septic tank, seepage tile, sewage disposal system, or any other approved sewage treatment device designed for use in a limited area.

**INDUSTRIAL, HEAVY.** Manufacturing, processing, assembling, storing, testing, and similar industrial uses which are generally major operations and extensive in character; require large sites, open storage and service areas, extensive services and facilities, ready access to regional transportation; and normally generate some nuisances such as smoke, noise, vibration, dust, glare, air pollution, and water pollution, but not beyond the district boundary. As further defined or explained in Section 10-76 of the Greenwood Municipal Code.

**INDUSTRIAL, LIGHT.** Manufacturing or other industrial uses, which are usually controlled operations; relatively clean, quiet, and free of objectionable or hazardous elements such as smoke, noise, odor, or dust; operating and storing within enclosed structures; and generating little industrial traffic and no nuisances. As further defined or explained in Section 10-75 of the Greenwood Municipal Code.

**INFRASTRUCTURE.** The services and facilities necessary in a community, including but not limited to sewers, water systems, streets, utilities and drainage services.

**INSTRUMENT RUNWAY.** A runway equipped or to be equipped with electronic or visual air navigation aids adequate to permit the landing of aircraft under restricted visibility conditions.

**JUNKYARD (INCLUDING AUTOMOBILE WRECKING).** Any place at which personal property is or may be salvaged for reuse, resale, or reduction or similar disposition and is owned, possessed, collected, accumulated, dismantled or assorted; including, but not limited to used or salvaged rope, bags, paper, rags, glass, rubber, lumber, millwork, brick and similar property except animal matter; and used motor vehicles, machinery or equipment which is used, owned or possessed for the purpose of wrecking or salvaging parts therefrom.

**KENNEL, COMMERCIAL.** Any lot or premises on which are kept for breeding, boarding, or training purposes, or for sale, five or more dogs, cats, or other domestic animals more than six months of age, not owned by the owner or occupant of the property.

**KENNEL, PRIVATE.** Any lot or premises on which are kept less than five dogs, cats, or other domestic animals more than six months of age, for personal enjoyment of the owner or occupants of the property, and for which commercial gain is not the primary objective.

**LOMA (Letter of Map Amendment).** The official determination by FEMA that a specific structure or lot is not within a regulatory floodplain due to naturally occurring high ground (i.e. without fill). A LOMA amends the effective FIRM.

**LOMR (Letter of Map Revision).** A letter from FEMA that revises base flood elevations, flood insurance rate zones, flood boundaries, or floodways as shown on an effective FIRM or FIRM.

**LOMR-F (Letter of Map Revision Based on Fill).** A letter that provides formal recognition by FEMA that either a parcel of property or a structure has been removed from the base or 100-year floodplain due to elevation based on the placement of fill. This letter does not apply to map revision involving BFE or floodway delineation charges.

**LAND ALTERATION.** Any action taken relative to land which either:

- (a) Removes the natural ground cover;
- (b) Changes the contour; or
- (c) Increases the runoff rate; or
- (d) Changes the elevation; or
- (e) Decreases the rate at which water is absorbed; or
- (f) Changes the drainage pattern; or
- (g) Creates or changes a drainage facility; or
- (h) Involves construction, enlargement or location of any building on a permanent foundation; or
- (i) Creates an impoundment.

**LAND ALTERATION.** Any change, addition or modification in construction.

**LAND SURVEYOR.** Any person who is licensed in the State of Indiana to practice land surveying.

**LANDOWNER.** The legal or beneficial owner or owners of land. The holder of an option or contract to purchase, a lessee or other person having an enforceable proprietary interest in such land shall be deemed to be a landowner for the purposes of this article.

**LANDFILL.** The burial of non-hazardous, non-radioactive and non-medical farm, residential, institutional, commercial, or industrial waste, usually after the waste has been compacted.

**LIVESTOCK.** Generally accepted outdoor farm animals (i. e., cows, goats, horses, pigs, barnyard fowl, etc.), not to include domestic animals.

**LOADING SPACE, OFF-STREET.** Space logically and conveniently located outside of the right-of-way for bulk pickups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when required.

**LOT.** A single recorded tract or plot, which is the smallest unit of a residential, commercial or industrial subdivision or other parcel of land. A lot serves as a unit for the purpose, whether immediate or future, of transfer of ownership, or lease. The lot shall be of suitable size as required in the current zoning ordinance. See "Lot of Record" and "Parcel".

**LOT of RECORD.** A single unplatted tract or plot of land, which is considered a buildable lot because of its legal non-conforming status.

**LOT AREA.** The area of the horizontal plane of a lot bounded by the vertical planes of the front, side and rear lot lines. Easements are considered to be part of the Lot Area. The lot area is exclusive of right-of-way and may not be covered by water.

**LOT COVERAGE.** The ratio of enclosed ground floor area of all buildings on a lot to the horizontally projected area of the lot. See "Floor Area Ratio" in Sec. 10-172.

**LOT FRONTAGE.** The front of a lot shall be construed to be the portion nearest the street right-of-way. For the purposes of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to street right-of-way shall be considered frontage, and yards shall be provided under Yards in this section.

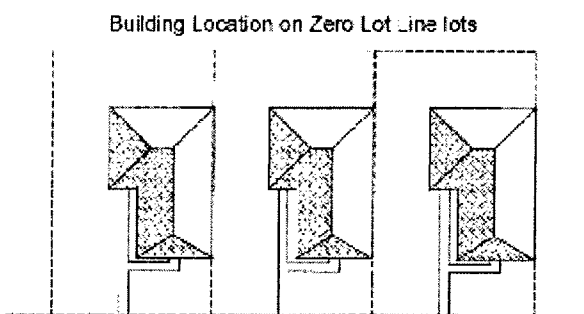
**LOT LINE, FRONT.** On an interior lot, the line separating the lot from the street right-of-way. On a corner or through lot, the line separating the lot from either street right-of-way.

**LOT LINE, OPPOSITE.** The side property line on the opposite side of the dwelling from the zero lot line.

**LOT LINE, REAR.** The lot line opposite the front lot line. On a corner lot, the rear lot line shall be opposite the side of the house considered to be the front, unless otherwise designated on the subdivision plat.

**LOT LINE, SIDE.** Any lot line other than a front lot line or rear lot line.

**LOT LINE, ZERO.** The side property line adjacent to the side yard having a minimum of zero feet and a maximum of six feet.



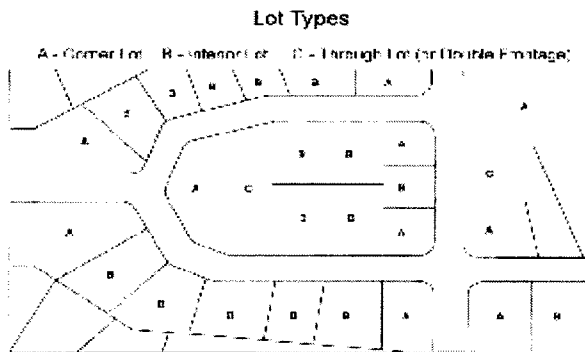
#### **LOT MEASUREMENT.**

1. **Lot Depth.** Depth of a lot shall be considered to be the distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.



**LOT TYPES.** Terminology used in this ordinance with reference to different types of lots is as follows:

1. Corner Lot. A lot located at the intersection of two or more streets, provided that the angle of intersection is not more than 135 degrees.
2. Interior Lot. A lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.
3. Through Lot. A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may also be referred to as double frontage lots.



**LOT WIDTH.** The horizontal distance between side lot lines measured at the required front setback, parallel to the street.

**LOWEST FLOOR.** Means the lowest of the following.

1. the basement floor;
2. the garage floor, if the garage is the lowest level of the building;
3. the first floor of buildings elevated on pilings or constructed on a crawl space with permanent openings; or
4. the floor level of any enclosure below an elevated building where the walls of the enclosure provide any resistance to the flow of flood waters unless:

The walls are designed to automatically equalize the hydrostatic flood forces on the walls by allowing for the entry and exit of flood waters, through providing a minimum of two openings (in addition to doorways and windows) having a total area of one square foot for every two square feet of enclosed floor area subject to flooding. The bottom of all such openings shall be no higher than one foot above the enclosed area's floor. Such enclosed space shall be usable for non-residential purposes and building access.

**MS4.** Municipal Separate Storm Sewer System as defined by 327 IAC 15-13-5 Section 5 (43).

**MAINTENANCE.** Cleaning, removing obstructions from, and making minor repairs to a drainage facility so that it will perform the function for which it was designed and constructed.



**MANUFACTURED BMP.** A structural BMP designed for stormwater quality treatment constructed of a combination of manmade materials at an off-site facility.

**MANUFACTURED HOME.** A dwelling unit, designed and built in a factory, transportable in one or more sections, which bears a seal certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards Law of 1974 (42 U. S. C. 5401 et seq.). The term “manufactured home” does not include a “recreational vehicle”. The classifications of manufactured homes (TYPES) are defined in Article 7, Table J of the Greenwood Municipal Code.

**MEDICAL FACILITIES.** See “Health Services”.

**MOBILE HOME.** A transportable structure suitable for year-round occupancy and having water, electrical, and sewage connections similar to those of conventional dwellings. This definition applies only to units constructed on or before 1/1/81. See “Manufactured Home”.

**MOBILE HOME PARK.** Any plot of ground upon which five or more mobile homes, are harbored for dwelling or sleeping purposes, regardless of whether or not a charge is made for such accommodation. In addition, mobile home parks must comply with all applicable state regulations.

**MOBILE HOME SPACE.** A plot of ground within a mobile home park designated for the accommodation of one mobile home.

**MOBILE HOME STAND.** That part of an individual mobile home space that has been reserved for the placement of the mobile home, appurtenant structures, or additions.

**MODEL HOME.** A dwelling unit used temporarily for display purposes which typifies the type of units that will be constructed in the subdivision in which the dwelling unit is located, and may contain a temporary sales office for the subdivision in which the dwelling unit is located.

**MODULAR HOME.** An off-site (factory) constructed, transportable structure designed for residential occupancy when permanently placed on a foundation.

**MONUMENT, SURVEY.** Any permanent marker either of stone, concrete, galvanized iron pipe, or iron or steel rods, used to identify the boundary lines of any tract, parcel, lot or street lines.

**MOTOR HOME.** See “Recreational Vehicle”.

**MOTEL.** A building or group of buildings in which lodging is provided to transient guests, offered to the public for compensation, and in which access to and from each room or unit is through an exterior door. See “Hotel”.

**NFIP.** The National Flood Insurance Program. The requirements of the NFIP are codified in Title 44 of the Code of Federal Regulations (CFR).

**NPDES.** National Pollution Discharge Elimination System.

**NEW MANUFACTURED HOME PARK OR SUBDIVISION.** As used in Section 10-64 of the Zoning Ordinance, the Flood Hazard Ordinance, means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the floodplain management regulations adopted by the City of Greenwood, Indiana.

**NONCONFORMING USE.** See “Use, Nonconforming”.

**NON-INSTRUMENT RUNWAY.** A runway other than an instrument runway.

**NON-POINT SOURCE POLLUTION.** Pollution from any source other than from any discernible, confined, and discrete conveyances, including, but not limited to, pollutants from agricultural, silvicultural, mining, construction, subsurface disposal, dumping, and urban runoff sources.

**NON-STORMWATER DISCHARGE.** Any discharge to the storm drain system that is not composed entirely of stormwater.

**NON-STRUCTURAL BMP.** A BMP that is not constructed by physical means of land disturbance such as education, public information handouts, etc.

**OCCUPIED SPACE.** See “Floor Area, Usable Living”.

**OFF-SITE (OFF-PREMISES).** Outside the limits of the area encompassed by the tract area or the parcel of record on which the activity is conducted. See “Easement, Off-Site Plat Over”.

**OPEN SPACE.** Land and water areas retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state. The area may include, along with the natural environmental features, water areas, swimming pools, tennis courts, and other outdoor recreational facilities. As used in the PUD Ordinance, the following definitions apply:

1. Open space, common. A parcel or parcels of land or an area of water, or a combination of land and water within a Planned Unit Development (PUD) site designed and intended for the use or enjoyment of the occupants of the PUD. Common open space may contain such complimentary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the occupants. Street right-of-ways, driveways, and parking lots, which directly serve dwellings or commercial buildings, shall not be counted toward area.
2. Open space, permanent. Parks, playgrounds, waterways (no more than 35% of the required permanent open space can be covered by water defined as the high-water elevation, including detention and retention ponds), landscaped green space, and natural areas, not residential yard space surrounding dwelling units and not including schools, community centers or other similar areas in public ownership.

**ORCHARD.** A total of 25 or more fruit trees growing on a single lot, or a total of 25 or more fruit trees within any single 10,000 square foot area for an economic gain.

**OVERLAND FLOW-WAY.** Surface area that conveys a concentrated flow of stormwater runoff.

**OWNER.** A, person, firm, association, syndicate, partnership, corporation, or any other legal entity recorded as such on official records, and including a duly authorized agent or notary, a purchaser, a devisee, judiciary, and person having a vested or contingent interest in the property in question as long as written proof of such can be produced upon request.

**PC.** The Greenwood Advisory Plan Commission

**PARCEL.** Any legally described piece of land that may or may not be subdivided. Also known as a tract. See “Lot” and “Lot of Record”.

**PARKING AREA (LOT).** A group of more than six parking spaces, or an open area not including any part of a street, alley, or residential driveway designed or used for the temporary parking of motor vehicles.

**PARKING SPACE.** An off-street space available for the parking of one motor vehicle conforming to the typical parking lot standards, found in Section 10-103 of the zoning ordinance.

**PASSENGER CAR.** Every vehicle, except motorcycles, designed for carrying 12 passengers or less and used for the transportation of persons, including all vehicles within Classes 1 and 2, as categorized by the Motor Vehicle Manufacturers Association of the United States, Inc. See “Commercial Vehicle”.

**PEAK STORM.** The storm of a specified return period that produces the maximum runoff from a site or the maximum elevation in a detention pond. Storm durations of 0.5, 1, 2, 3, 6, 12 and 24 hours shall be used to determine the peak storm.

**PERFORMANCE GUARANTEE.** An amount of money or other negotiable security paid by the subdivider or his surety to the City of Greenwood, which guarantees that the subdivider will perform all actions required by the Governing Body regarding an approved plat, and provides that if the subdivider defaults and fails to comply with the provisions of any approved plat, the subdivider or his surety will pay damages up to the limit of the financial guarantee bond, or the surety will itself complete the requirements of the approved plat.

**PERIMETER DRAIN.** A subsurface pipe network designed and installed around the perimeter of a septic field for the purpose of effectively collecting and draining away excess subsurface waters.

**PERIMETER RETAINING WALL.** A perimeter non-load bearing structural system completely enclosing the space between the floor joists of a manufactured or mobile home and the ground.

**PERSON.** Any individual, corporation, association, firm, partnership and the like, singular or plural.

**PERSONAL SERVICES.** Any enterprise conducted for gain which primarily offers services to the general public such as shoe repair, valet service, watch repairing, barber shop, beauty parlors, tanning and nail salons, tattooing and body piercing and other such related activities.

**PIPE SYSTEM.** Two or more pipes connected together by one or more structures such as a manhole designed to convey stormwater runoff.

**PLAN.** See “Development Plan”.

**PLAN COMMISSION.** The Greenwood Advisory Plan Commission.

**PLAN, DRAINAGE.** Written narratives, specifications, drawings, sketches, written standards, operating procedures, or any combination of these, which contain information pursuant to the Stormwater Drainage and Sediment Control Ordinance.

**PLANNED UNIT DEVELOPMENT (PUD).** A Planned Unit Development is an area under single ownership or control to be developed in conformance with an approved PUD master plan, consisting of a map showing the development area and all improvements to the development area, a text which sets forth the uses and the development standards to be met, and exhibits setting forth any aspects of the PUD master plan not fully described in the map and text. The map, exhibits, and text constitute a PUD master plan. The uses and standards expressed in the PUD master plan constitute the use and development regulations for the Planned Unit Development site in lieu of the regulations for the underlying district.

**PLAT.** The drawing, map, or plan of a subdivision or other tract of land or a replat of such including certifications, descriptions and approvals.

**PLAT, PRIMARY.** The preliminary drawing or drawings described in the subdivision control regulations, indicating the proposed manner or layout of the subdivision to be submitted to the Commission for approval.

**PLAT, SECONDARY.** The final and formal presentation of the map, plan or record of a subdivision and any accompanying material, as described in these subdivision control regulations.

**POLLUTANT.** A substance which causes or contributes to pollution, including, but not limited to, the following: any dredged spoil, solid waste, vehicle fluids, yard wastes, animal wastes, agricultural waste products, sediment, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical wastes, biological wastes, radioactive materials, heat, wrecked or discharged equipment, rock, sand, cellar dirt, and industrial, municipal, commercial and agricultural waste, or any other contaminant or other substance defined as a pollutant under the Clean Water Act.

**POLLUTION.** The human-made or human-induced alteration of the quality of waters by waste to a degree which unreasonably affects, or has the potential to unreasonably affect, either the waters for beneficial uses or the facilities which serve these beneficial uses.

**PREMISES.** An area of land with its appurtenances and buildings that, because of its unity of use, may be regarded as the smallest conveyable unit of real estate.

**PRINCIPAL BUILDING.** See “Building, Principal”.

**PRINCIPAL USE.** See “Use, Principal”.

**PRIVATE DRIVEWAY.** A minor private way used by vehicles and pedestrians for common access to a single lot or facility, not including alleys, public or private streets.

**PROJECT.** For the purpose of the I-65 Corridor Overlay Zone, a project is a coordinated development which contains 15 acres or more, including any outlots or lots within the parcel, that shall be planned and designed to meet the setback, landscaping, greenbelt, signage, and architectural criteria of the Overlay Ordinance. This includes the incorporation of contiguous parcels into existing projects.

**PUBLIC USE AIRPORT OR HELIPORT.** An airport or heliport, whether private or publicly owned, which the owner or persons having a right of access and control invite, encourage or allow flight operations by the general public without prior authorization, designated as a “Public Use Airport” or “Heliport” on the Airspace District Zoning Map, for which an Airspace District is established by this Ordinance.

**PUBLIC UTILITY.** Any person, firm or corporation duly authorized to furnish electricity, gas, steam, telephone, telegraph, and water or sewerage systems to the public under public regulation.

**PULL OUT UNIT.** An expandable portion of a manufactured housing unit.

**RECORD DRAWING.** Drawing prepared, signed, and sealed by a professional engineer or land surveyor representing the final “as-built” record of the actual in-place elevations, location of structures, and topography.

**RECORDING SECRETARY.** For the purposes of this ordinance, the Recording Secretary shall be the person employed and delegated the responsibility of recording and writing minutes and transcripts of the proceedings of Planning Commission and/or Board of Zoning Appeals public hearings.

**RECREATION CAMPGROUND.** An area of land on which two or more recreational vehicles, campers, tents, cabins, or other similar temporary recreational structures are regularly accommodated for short term occupancy with or without charge, including any building, structure or fixture of equipment that is used or intended to be used in connection with providing such accommodations.

**RECREATIONAL VEHICLE.** Means a vehicle which is:

1. built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projections;
3. designed to be self-propelled or permanently towable by a light duty truck; and
4. designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational camping, travel, or seasonal use.

**RECYCLING FACILITY.** A building or area where recyclable material only is collected, sorted, and processed, prior to shipment for remanufacture into new materials at a separate facility.

**REGULATED DRAIN.** A drain, either open channel or enclosed tile/sewer, subject to the provisions of the Indiana Drainage Code, I.C. 36-9-27.

**REGULATORY FLOOD.** Means the flood having a 1% probability of being equaled or exceeded in any given year, as calculated by a method and procedure that is acceptable to and approved by the Indiana Natural Resources Commission. The regulatory flood elevation at any location is as defined in 6. 14. 04 of this ordinance. The “Regulatory Flood” is also known by the term of “Base Flood”.

**RESERVE STRIP.** A strip of land between a partial street and adjacent property, which is reserved or held in public ownership for future street widening.

**RESUBDIVISION (REPLAT).** A change in a map for an approved or recorded subdivision plat if such change affects any street layout on such map or area reserved thereon for public use, or any lot line; or if it affects any map or plat legally recorded prior to the adoption of any regulations controlling subdivisions

**RETENTION AREA.** An area that is designed to capture and hold specific quantities of stormwater indefinitely.

**RETENTION BASIN.** See “Dry Bottom Basin”. A retention basin is designed so that a specified volume is stored indefinitely (retained), and it does not typically have an outlet to adjoining watercourses other than an emergency spillway.

**RIGHT-OF-WAY.** Public or private land occupied, or intended to be occupied, by transportation facilities, utilities or other special uses. The owner of the land on which such right-of-way is established shall dedicate rights-of-way intended for any use involving maintenance by a public agency to the public use. The right-of-way width shall be measured as the distance between property lines measured at right angles to the centerline of the street.

**ROAD.** See “Street”.

**ROADWAY DRAINAGE.** The runoff and drainage located within 20 feet of the edge of pavement of public and/or private roadways adjacent to, abutting, or within the boundaries of the property to be addressed in a proposed Stormwater Management submittal.

**RUNOFF.** The waters derived from melting snow or rain falling within a tributary drainage basin that exceeds the infiltration capacity of the soils of that basin.

**RUNWAY.** The surface of the airport used for landing and taking off of aircraft.

**SCREEN.** To visually shield or obscure one area of land from another. Refer to Section 10-472 of the City of Greenwood Municipal Code (Landscape Ordinance) for more information on screening requirements.

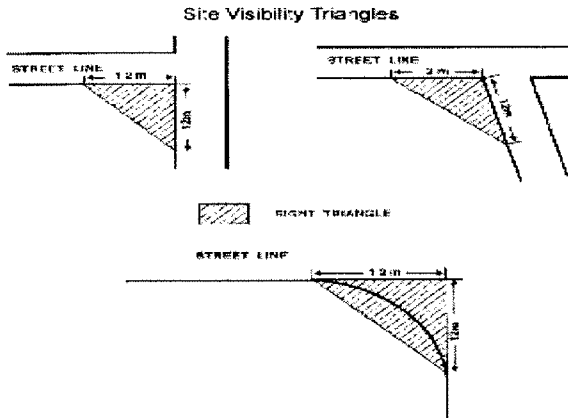
**SECONDARY ZONING DISTRICT.** The area designated on a secondary zoning district map which has special regulations in addition to the regulations of the land use independent zoning district which also applies to the area on the map. A list of the land use independent zoning districts or primary districts is found in Article 5 of the Greenwood Municipal Code.

**SECRETARY.** For the purposes of this ordinance, the Secretary of the Planning Commission shall be the Director of Planning and Zoning.

**SETBACK.** The perpendicular distance between a building and the nearest street right-of-way line or property line regardless of whether it is the front, side or rear of the building.

**SETBACK LINE.** A line within a lot which is generally parallel with and measured from the lot line (property line), defining the limits of a yard in which no structure may be located above ground, except as allowed otherwise in the Greenwood City Code. Setback lines are more specifically described as front yard, side yard and rear yard setbacks. See “Yard”.

**SIGHT VISIBILITY TRIANGLE.** A triangular space at the intersection of any two right-of-way lines (street and street, street and alley) or street and driveway, which is free of any kind of obstruction to vision between certain heights above the established grade, determined by a diagonal line connecting two points measured at a certain distance from the intersection along each right-of-way line.



**SIGN.** Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

1. **Sign, Abandoned.** A sign that no longer correctly identifies or advertises a bona fide business, lessor, owner, product or activity conducted or product available on the premises on which the structure or device is located.
2. **Sign, Advertising.** Any cloth, card, paper, metal, glass, wooden, plastic, plaster, stone sign or other sign, device or structure or any character whatsoever including a statuary, place for outdoor advertising purposes on the ground or on any tree, wall, bush, rock, post, fence, building or structure. The term "placed" shall include erecting, constructing, posting, painting, printing, tacking, nailing, gluing, sticking, carving, or otherwise fastening, affixing or making visible in any manner whatsoever.
3. **Sign, Banner.** A temporary sign composed of lightweight material either enclosed or not enclosed in a rigid frame, secured or mounted so as to allow movement of the sign caused by movement of the atmosphere.
4. **Sign, Billboard.** A billboard shall be defined as a sign used to display information or products which are not located on the same premises as the billboard or communicates a message, regardless of whether or not there is a service fee or rental fee for such a sign. Billboards are permitted along (and facing) interstate highways only; other locations are prohibited.
5. **Sign, Business.** A sign that directs attention to a business, building, product, activity, or service manufactured, sold, or offered upon the premises as the primary uses(s) where such sign is located.
6. **Sign, Copy (Permanent or Temporary).** The wording or any graphic illustrations on a sign surface either in permanent or removable letterform.
7. **Sign, Display.** A sign that is located on and is incidental to a display of merchandise.
8. **Sign, Electric.** Any sign that is operated electrically.
9. **Sign, Exempt.** Sign(s) exempt from normal permit requirements.
10. **Sign, Ground.** A sign that is supported by one or more uprights or bases in the ground with sign surface mounted above, the maximum height of which shall not exceed four feet above grade level.

11. Sign, High-rise. A high-rise sign shall be defined as a sign erected at a minimum height of 50 or more feet above grade level and upon premises of the business being advertised. High-rise signs are permitted along interstate highways only; other locations are prohibited.
12. Sign, Identity. Any sign or sign structure not permanently affixed or installed and intended for short-term use.
13. Sign, Marquee. A permanent roof-like shelter extending from part or all of the building face over a right-of-way (sidewalk) public or private, and constructed of some durable material such as metal, glass, plastic or wood.
14. Sign, Multi-faced. If a sign has two display or advertising surfaces, the area of any face shall be no greater than 100% of the maximum area permitted for a single faced sign in the particular district. Should a sign have more than two faces, the area of any single face shall be no greater than 50% of the maximum area permitted for a single faced sign, with a total maximum area no greater than 400 square feet.
15. Sign, Non-conforming. A Sign which was lawful prior to the time this ordinance was passed or amended, but which would be prohibited, regulated, or restricted under the terms of Article 15 of the Greenwood Municipal Code (Sign Code) shall be deemed Legal Non-Conforming.
16. Sign, Off-premises. A sign identifying and/or providing directions to a business or organization which is located on premises separate from the location of the sign.
17. Sign, Pole. A sign which is supported by one or more poles or uprights in the ground with sign surface mounted at a minimum height of nine feet above grade level to the bottom of the sign.
18. Sign, Portable. A sign which by its design and construction is readily mobile from one location to another. Such a sign may be mounted on wheels or on a small trailer frame; or may be mounted on a supportive frame, which is designed to set on top of the ground, or to be temporarily staked or tied to the ground.
19. Sign, Roof. A sign erected, constructed and maintained upon the roof of a building.
20. Sign, Wall. One affixed directly to or painted on or otherwise inscribed on an exterior wall and confined within the limits of any building.
21. Sign, Window. A sign installed inside a window for purposes of viewing from outside the premises. This term does not include merchandise in the window.

***SIGN AREA.***

1. The surface area shall be that area which is enclosed by one rectangle, the sides of which make contact with the extreme points or edges of the sign excluding the supporting structure which does not form part of the sign property or of the display or;
2. The area of a sign composed of characters or words attached directly to a large, uniform building wall surface shall be the smallest combination of rectangles, which enclose the whole group, including any loops or special symbols.

***SIGN, MAINTENANCE OF.*** The act of permitting a sign structure, or part of each to continue; or to repair, or to refurbish a sign, structure, or part of either.

***SIGN STRUCTURE.*** Any structure that supports, has supported or is capable of supporting a sign, including decorative cover, poles, piers and other structural components

***SITE DEVELOPMENT PLAN.*** A detailed plan, prepared in accordance with Section 10-460 of the Greenwood Municipal Code, and submitted to the plan commission for approval, which illustrates the proposed development or alteration of a site. Site development plans are required for all uses except single-family residences, two-family residences, and manufactured homes in an approved park.



**SOIL EROSION.** The stripping of soil and weathered rock from land creating sediment for transportation by water, wind, or ice, and enabling formation of new sedimentary deposits.

**SPECIAL EXCEPTION.** A special exception is a use of property, structure, or building within a zoning district, other than a principally permitted use, which is expressly permitted by the ordinance, but which requires special consideration of the site and conditions attached, to insure protection of the health, safety, and welfare of the neighborhood and the general public. Special exceptions are generally considered uses that have the potential to be undesirable or incompatible uses, therefore requiring detailed review of the proposed site, and necessitating special or additional regulations than would otherwise be required in a specific zoning district. Refer to Section 10-130 of the Greenwood Municipal Code for a list of criteria to be considered by the Board. A special exception generally involves demonstrating compliance with developmental standards established by this zoning ordinance and conditions or commitments required by the Board.

**SPECIAL FLOOD HAZARD AREA or SFHA.** Means those lands within the jurisdiction of the City that are subject to inundation by the regulatory flood. The SFHAs of the City are generally identified as such on the Flood Insurance Rate Map of the City of Greenwood prepared by the Federal Emergency Management Agency and dated November 18, 1988. The SFHAs of those parts of unincorporated Johnson County that are within the extraterritorial jurisdiction of the City or that may be annexed into the City are generally identified as such on the Flood Insurance Rate Map prepared for Johnson County by the Federal Emergency Management Agency and dated March 2, 1989.

**STANDARD SPECIFICATIONS AND DETAILS.** The specification and details as approved and adopted by and for the City of Greenwood, Indiana, by the Board of Public Works and Safety.

**STORAGE YARD.** A parcel of ground used in whole or part for the storage of materials or equipment not including junk occupying more than 250 square feet of area which is clean, quiet and free of any objectionable or hazardous element.

**STORM DRAIN.** A system of open or enclosed conduits and appurtenant structures intended to convey or manage stormwater runoff, groundwater, and drainage.

**STORM DRAIN SYSTEM.** Publicly owned facilities operated by the City or easements on private property by which water is collected and/or conveyed, including but not limited to, any roads with drainage systems, streets, gutters, curbs, inlets, piped storm drains, pumping facilities, retention and detention basins, natural and human-made or altered drainage channels, ditches, swales, reservoirs and other drainage structures which are within the City and are not part of a publicly owned treatment works as defined at 40 CFR Section 122.2.

**STORMWATER.** Any surface flow, runoff, and drainage consisting entirely of water from rains storm events.

**STORMWATER MANAGEMENT PLAN.** An engineered drainage plan that effectively addresses and manages stormwater runoff and discharge.

**STORMWATER QUALITY MANAGEMENT PLAN.** A comprehensive written document that addresses stormwater runoff quality within a municipal separate storm sewer system.

**STORMWATER RUNOFF.** The runoff and drainage of precipitation resulting from rainfall or snowmelt or other natural event or process.

**STORMWATER RUNOFF FACILITY.** The method, structure, area, system, or other equipment or measures that are designed to receive, control, store, or convey stormwater.

**STREAM.** A river, stream or creek which may or may not be serving as a drain, or any other water body that has definite banks, a bed, and visible evidence of a continued flow or continued occurrence of water.

**STREET.** A general term denoting a public way for purposes of vehicular travel, including the entire area within the right-of-way. The term “street” also includes the terms highway, parkway, road, thoroughfare, avenue, boulevard, lane, court, place, and other such terms. Streets are classified in the Greenwood Comprehensive Plan based upon function and traffic volumes. Pursuant to the Greenwood Comprehensive Plan may be classified as cul-de-sac, local, collector, secondary, primary, arterial, expressway, or freeway.

1. Corridor. The portions of County Line Road, Emerson Avenue, Arlington Avenue (Graham Road), Main Street, and County Line Road that lie within the I-65 Corridor Overlay Zone as described in Section 10-101 of the Greenwood Municipal Code.
2. Cul-de-sac. A local street having only one means of ingress and egress and terminating in a turn around.
3. Dead-end. A local street open at one end only and without a special provision for a vehicle turnaround.
4. Frontage. A local street or road auxiliary parallel to another Thoroughfare for service to abutting property and adjacent areas, and for control of access. (Sometimes also called a “marginal access street”)
5. Local. A system of streets and roads that primarily provides local access service and access to higher order systems.
6. Loop. A local street with both terminal points on the same street of origin.
7. Partial (Half street). A dedicated right-of-way providing only a portion of the required street width, usually along the edge of a subdivision or tract of land.
8. Perimeter. Any existing street that the parcel of land to be subdivided abuts on only one side.
9. Private. A local street that is not dedicated or accepted for public use or maintenance, that provides vehicular and pedestrian access.
10. Public. A street owned by or granted to and accepted by the proper governmental authorities.

**STRIP SHOPPING CENTER.** A commercial real estate development comprised of four or more retail or commercial stores situated side by side and generally facing a street or highway right-of-way. Any commercial real estate development comprised of less than four retail or commercial stores situated side by side shall be considered as being a “free standing building”.

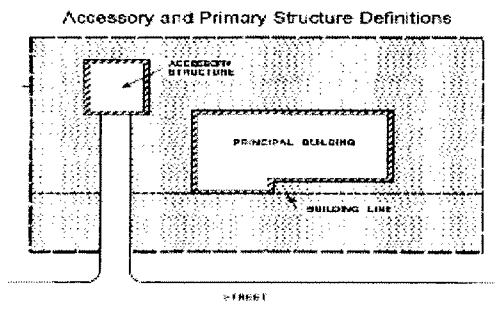
**STRUCTURAL BMP.** A structure designed and constructed for the purpose of stormwater quality treatment.

**STRUCTURE, GENERAL.** Anything constructed or erected with a fixed location, or attached to something having a fixed location. Among other things, structures may include, but are not limited to buildings, mobile homes, walls, fences, swimming pools, signs and towers.

**STRUCTURE, AIRSPACE.** For purposes of Section 10-99 of the Greenwood Municipal Code (Airspace District), an object constructed or installed by man, including but without limitation, buildings, towers, smokestacks and overhead transmission lines.

**STRUCTURE, FLOOD HAZARD.** For purposes of Section 10-98 of the Greenwood Municipal Code (Flood Hazard District), a structure that is principally above ground and is enclosed by walls and a roof. The term includes a gas or liquid storage tank, a manufactured home, or a prefabricated building. The term also includes recreational vehicles and travel trailers to be installed on a site for more than 180 days.

**STRUCTURE, ACCESSORY.** A detached subordinate structure, the use of which is incidental to that of the primary structure and located on the same lot therewith, such as, but not limited to storage sheds, gazebos, swimming pools, detached garages, decks, and satellite dishes. Fences shall be excluded from this definition. (Ord. No. 03-41, § 8, 10-20-03)



**STRUCTURE, PRIMARY.** A structure which is the main or principal structure on the lot on which said structure is situated. See “Building, Principal”.

**STRUCTURE, PARKING.** Any building, or portion thereof, incidental to the primary use of the property, which is non-residential, and which is designed and used for the storage of the class I or class II vehicles belonging to the customers, employees or visitors of the property, but not for the storage of commercial vehicles.

**SUBDIVIDER.** Any person having an interest in land that is the subject of an application for subdivision. Also, a person submitting an application for subdivision.

**SUBDIVISION.** Subdivision shall be defined as any land, vacant or improved, which is divided or proposed to be divided, into two or more lots, parcels, sites, units, plots, or interests for the purpose of offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions, including re-subdivision. Subdivision includes the division or development of either residential or non-residential zoned land, whether by deed, metes and bounds description, or other recorded instruments.

**SUBDIVISION PLAT.** Refer to definitions for “Primary Plat” and “Secondary Plat”.

**SUBSTANTIAL DAMAGE.** For purposes of Section 10-98 of the Greenwood Municipal Code (Flood Hazard District), damage of any origin sustained by a structure whereby the restoring of the structure to its before damage condition could equal or exceed 50% of the market value of the structure before the damage occurred.

**SUBSTANTIAL IMPROVEMENT.** See “Improvement, Substantial”.

***SUPPORT SYSTEM (FOUNDATION).*** A combination of footings, piers, caps, plates, and shims, which, when properly installed, support the manufactured or mobile home; footings being the part of the support system which transmit loads to the soil at or below the surface and the frost line; piers and caps being the part of the support system between the footing and the home, exclusive of plates and shims; plates and shims being the cushion of wood or other approved material, which are used to fill the gap between the top of the pier caps and the frame of the home.

***SWALE.*** A depressed earthen area designed to convey stormwater runoff with side slopes 5:1 or steeper and conveying no more than 10 cfs.

***SWIMMING POOL.***

1. ***Private Swimming Pool.*** A swimming pool used exclusively without paying an additional charge for admission, but the residents and guests of a single household, a multi-family development, a community, the members and guests of a club, or the patrons of a motel or hotel; an accessory use.
2. ***Public Swimming Pool.*** A swimming pool for the benefit of the general public, usually operated with a charge for admission; a principal use.

***THOROUGHFARE.*** See “Street”.

***THOROUGHFARE PLAN.*** A plan and/or maps adopted and amended by resolution of the Greenwood Common Council as a portion of the Comprehensive Plan, in compliance with IC-36-7-4-502 et. seq. The thoroughfare plan generally shows locations of functionally classified streets and roads, public facilities, utilities and desirable future infrastructure. The thoroughfare plan is approved, adopted and established by law and includes any amendments by the Governing Body as a continuous updating of the plan, including those resulting from the filing and approval of subdivision plats.

***TRAFFIC CONTROL DEVICES.*** All signs, signals, markings and devices placed or erected by authority of the Governing Body, complying with the State Statute Manual of Uniform Traffic Control Devices.

***TRAVEL TRAILER.*** A vehicular, portable structure designed or used as a recreational dwelling, no more than 35 feet in length built on a chassis, having a body width not exceeding eight feet and designed to move on the highway, not under its own power.

***TRUCK STOP.*** A site at least 2 acres in size providing specialized facilities for retail fueling services for class III or higher commercial vehicles; the site may include related facilities including but not limited to retail sales of groceries and household items, restaurants, showers and overnight parking. See “Convenience Store, Regional”.

***TRUCK WASH.*** An activity conducted for the purposes of cleaning class III or higher commercial vehicles, whether performed automatically, semi-automatically or manually. See “Car Wash”.

***UNDER-DRAIN.*** A buried slotted or perforated pipe or other conduit (subsurface drain) or a ditch (open drain) for carrying off surplus groundwater or surface water.

***USACOE.*** The United States Army Corps of Engineers.

**UNDERSIZED LOT.** For purposes of Section 10-101 of the Greenwood Municipal Code (I-65 Corridor Overlay Zone), A lot recorded prior to the effective date of this ordinance that is less than 87,120 square feet (two acres) in overall size.

**USABLE LIVING AREA.** See “Floor Area, Usable Living”.

**USE.** The purpose for which a lot, building or other structure or tract of land may be designated, arranged, intended, maintained or occupied; or any activity, occupation, business, or operation carried on or intended to be carried on in a building or other structure on a tract of land.

**USE, ACCESSORY.** A use subordinate to the primary use located on the same lot and which does not change or alter the character of the premises. Accessory uses may include, but are not limited to public utility communications, electric, gas, water and sewer lines, and their supports and incidental equipment.

**NONCONFORMING.** A structure, use, parcel of land, or combination thereof that lawfully was valid when brought into existence, but by subsequent regulation no longer conforms to the standards. See Section 10-50 through 10-59 of the Greenwood Municipal Code.

**USE, PRIMARY.** The principal use to which the premises are devoted, and the main purpose for which the premises exist.

**UTILITIES, MAJOR.** Services of a regional nature that normally entail the construction of new buildings or structures such as generating plants and sources, electrical switching facilities, and stations or substations, community wastewater treatment plants, and similar facilities. Included in this definition are also electric, gas, and other utility transmission lines of a regional nature that are not otherwise reviewed and approved by the state. All overhead service, distribution and transmission lines are included in this definition. Major utilities require issuance of an improvement location permit.

**UTILITIES, MINOR.** Services that are necessary to support development within the immediate vicinity and that involve only minor structures. Included in this definition are small facilities such as transformers, relay and booster devices, and well, water and sewer pump stations. Also included are wireless communication antennas attached to an existing building or structure, including but not limited to utility poles, signs, broadcasting or communication facilities, and water towers, and that do not increase the height of such building or structure by more than 10 feet. Minor utilities do not normally require issuance of an improvement location permit.

**UTILITIES.** Infrastructure services, including those basic utilities, and the structures necessary to deliver those services. Those services may be provided by a public or private agency. Examples include water, sanitary sewer, electricity, natural gas, and telephone.

**VARIANCE.** There are two types of variances: a variance from developmental standards and a use variance. An application for a variance seeks permission to do something that is not in conformance with the zoning ordinance. A variance is an overriding of the legislative judgment, justified by the satisfaction of criteria listed in Section 10-130 of the Greenwood Municipal Code.

**VEHICLES.** For the purposes of Section 10-173 et. seq. (Sign Code) of the Greenwood Municipal Code, automobiles, trucks trailers, railroad cars, construction equipment and other such mobile equipment whose major purpose is other than display or advertising.

**WAIVER.** A modification of the strict terms of the relevant regulations of the Zoning, Subdivision Control, or the Stormwater Drainage and Sediment Control Ordinances, Waivers of the Zoning and Subdivision Control Ordinance shall be directed to the plan commission, while waivers of the Stormwater Drainage and Sediment Control Ordinance shall be directed to the Board of Public Works and Safety.

**WATER, BODY.** A river, lake, stream, creek or other watercourse or wetland.

**WATER QUALITY VOLUME (WQ<sub>v</sub>).** The storage needed to capture and treat the volume of rainfall for 90% of the storm events which produce runoff in the watershed annually.

**WATERSHED.** A region draining into a water body.

**WET BOTTOM BASIN.** A structure or facility, natural or artificial, which stores stormwater on a temporary basis and releases it at a controlled rate. A wet bottom basin is typically a body of water with a fixed minimum and maximum water elevation between run-off events.

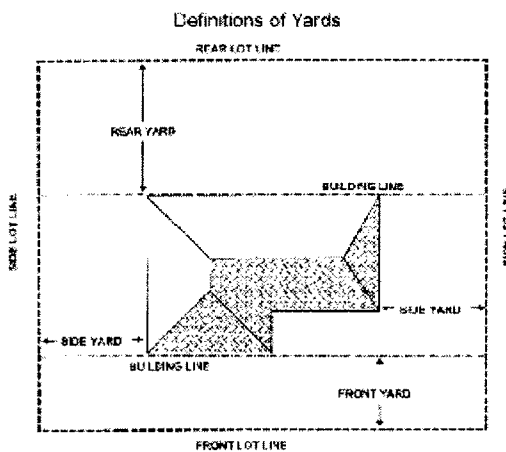
**WETLANDS.** Land characterized by the presence of water at a frequency and duration sufficient to support wetland vegetation or aquatic life.

**WILDLIFE.** Animals existing in their natural habitats.

**WRITTEN COMMITMENT.** A condition of approval imposed upon the applicant by the plan commission or the board of zoning appeals, in accordance with Sec. 10-468 (Written Commitments) of the Greenwood Municipal Code, and recorded in the office of the Johnson County Recorder.

**YARD.** An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein

1. **Yard, Front.** A yard across the full width of the lot extending from the front lot line of the primary building to the front of the lot. Any yard having frontage on a public or private street shall be considered a front yard, except for the rear yard for a lot with reverse frontage. In the case of a corner lot, both yards having street frontage shall be considered a front yard. (Ord. 03-41, § 8, 10-20-03)
2. **Yard, Rear.** A yard extending the full width of the lot between a primary building and the rear lot line or lines.
3. **Yard, Side.** A yard between the primary building and side lot line, and extending from the front yard line of said building to the rear line of said building.



**ZONING.** A police power measure, enacted by the governing body of local governments, in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards. Requirements vary from district to district, but they must be uniform within districts. The zoning ordinance consists of two parts: a text and a map.

**Sec. 10-541. R-4 District Definitions**

***BUILDING AREA (BA).*** As used in the R-4 District, the total ground area, within the lot or project, covered by enclosed residential building space plus garages, carports, and other accessory buildings. This definition is for use with R-4 regulations only.

***CAR AREA (CA).*** As used in the R-4 District, the open space area (uncovered and covered) used for car traffic, maneuvering and parking. Included are all parking areas, driveways, interior access roads and right-of-way of all streets with the project, plus the area of half of any abutting alley or street right-of-way.

***COVERED OPEN SPACE (COS).*** As used in the R-4 District, all exterior space within the project which is open on its sides, but not open above to the sky. It includes roofed porches, roofed carports, and covered exterior balconies and exterior spaces covered by portions of buildings.

***DWELLING, ATTACHED MULTI-FAMILY.*** As used in the R-4 District, a structure for multi-family use having common or party wall or walls.

***FLOOR AREA (FA).*** As used in the R-4 District, the sum of the horizontal areas of the one or several floors and basements of all buildings or portions thereof within the project and devoted to permitted uses. Not including, however, floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space; or floor area used for recreational purposes that is available to all occupants within the project.

***FLOOR AREA RATIO (FAR).*** As used in the R-4 District, The total floor area of all stories of all buildings within the project divided by the land area.

***LAND AREA*** (also referenced as “LA” in the R-4 District). The total area within the project boundaries, plus the area of half of any abutting alley or street right-of-way plus half the area of any abutting open space, such as a river, lake, public park, playground, or golf course with reasonable expectance of perpetuity; provided, however, that no portion of such open space located more than 80 feet from project boundaries shall be included in computing such open space.

***LIVABILITY SPACE (LS).*** As used in the R-4 District, the Open Space minus the Car Area within the Open Space.

***LIVABILITY SPACE RATIO (LSR).*** As used in the R-4 District, the livability space divided by the Floor Area.

***MAJOR LIVABILITY SPACE (MLS).*** As used in the R-4 District, the total area provided for outdoor recreation, relaxation, amusement, pleasure and for similar use within the project, which area may or may not be improved; however, all livability space countable for purposes of the Major Livability Space Ratio shall be at least 20 feet away from any residential wall containing one or more windows on the ground floor and shall have a minimum dimension averaging 80 feet except that an area of lesser dimension is countable if:

1. The total required Major Livability Space is less than 6,000 square feet; or
2. The shape or topography of the site prevents compliance with the minimum dimension.



**MAJOR LIVABILITY SPACE RATIO (MLSR).** As used in the R-4 District, the total Major Livability Space of countable size divided by the total Floor Area.

**OPEN SPACE (OS).** As used in the R-4 District, the total horizontal area of all Uncovered Open Space plus one-half of the total horizontal area of all Covered Open Space.

**OPEN SPACE RATIO.** As used in the R-4 District, the Open Space divided by the Floor Area.

**PARKING SPACE.** As used in the R-4 District, a portion of the Car Area at least nine feet in width and 18 feet in length, which shall be used only for the off-street parking of a vehicle.

**PROJECT.** As used in the R-4 District, the lot or parcel of contiguous land to be developed for a use or uses permitted in the R-4 Dwelling District, which at the time of development is under one ownership or control, and subsequently may be subdivided, developed, and/or conveyed into smaller lots or parcels. For permitted multi-family dwelling, such smaller lots or parcels within the Project may front upon private interior access roads provided said project meets the minimum street frontage requirements.

**TOTAL CAR RATIO (TCR).** As used in the R-4 District, the total number of Parking Spaces divided by the number of living units.

**UNCOVERED OPEN SPACE (UOS).** As used in the R-4 District, the Land Area minus the Building Area plus the Usable Roof Area.

**USABLE ROOF AREA (URA).** As used in the R-4 District, the total roof area, within the project, or residential buildings, garages, and accessory buildings which has been improved for outdoor uses of occupants. Roof Areas used for car storage are included.